

**SITE PLAN COMMITTEE  
NOVEMBER 29, 2005**

**1. ROLL CALL**

The meeting was called to order at 4:08 p.m. Committee members present were Chair Julie Aitken, Vice-Chair Sam Engel, Jr. (arrived 4:13 p.m.), Bob Breslau and James Aucamp, Jr. Also present were Planner David Abramson and Secretary Janet Gale recording the meeting. Jeff Evans was absent.

**2. APPROVAL OF MINUTES: November 8, 2005**

Mr. Breslau made a motion, seconded by Mr. Aucamp, to approve the minutes of November 8, 2005. In a voice vote, with Vice-Chair Engel and Mr. Evans being absent, all voted in favor. **Motion carried 3-0.**

**3. SITE PLAN**

**3.1 SP 1-4-04, Pine Island Estates, 5150 South Pine Island Road (R-3) (tabled from November 8, 2005)**

Gus Khavanin, representing the petitioner, was present. Mr. Abramson listed the changes which had been requested by the Committee at the last meeting.

Chair Aitken asked if the pool plans met the Code requirements for the various models. Mr. Abramson replied that it was difficult to tell. Mr. Khavanin responded that the required setbacks were met for all the models.

Mr. Khavanin indicated all the changes that were made in response to the Committee's recommendations.

Mr. Breslau asked that something be done to break up the huge expanse of wall on the side elevation of model 'C'. Following a brief discussion, it was agreed that four windows would be placed in the family room.

In critiquing the entrance feature, it was agreed that the "art deco" vernacular did not accurately represent the style of the project and Mr. Breslau sketched some changes which made the feature more appropriate. Mr. Khavanin understood and agreed to make those changes.

Vice-Chair Engel pointed out where windows should be placed on models 'A', 'B' and 'D'. He also commented on the pool plans noting that there was even room to expand the decks.

Mr. Breslau made a motion, seconded by Vice-Chair Engel, to approve subject to the planning report except for the requirement that a tot lot be provided; that on model 'C', on the two-story side elevation, add four windows in the family room and add windows on each side of the garage; on model 'D', add windows to the side elevation by adding windows to the bedrooms and adding two windows to the garage; on model 'A', add one window on the side of the garage; on model 'B', add one window to the garage; and on the entry feature, remove the copper pots, add hip-roof caps, add a stone veneer in lieu of other veneers on the base and the columns, change the letter font style so that it was not "art deco" and add brackets under the hip-roof caps similar to the residential models. In a roll call vote, the vote was as follows: Chair Aitken - yes; Vice-Chair Engel - yes; Mr. Aucamp - yes; Mr. Breslau - yes; Mr. Evans - absent. **(Motion carried 4-0)**

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**4. OLD BUSINESS**

There was no old business discussed.

**5. NEW BUSINESS**

There was no new business discussed.

**6. COMMENTS AND/OR SUGGESTIONS**

Chair Aitken reiterated the practice that if staff had aesthetic comments to point out to the Committee, it should be mentioned in the planning report.

Vice-Chair Engel advised that he had photographs of Wal-Mart stores built in the Florida vernacular and he was confident that the company could build a store which would be suitable for the Town. Mr. Breslau agreed and mentioned a store recently built in Jacksonville which was appropriate to that community. This led to a brief discussion in which the Committee suggested that when the Wal-Mart application was submitted for site plan review, that the meeting be devoted to the one subject, that the plans be given to Committee members two weeks prior to the meeting and that the meeting location be changed to the Community Room in order to set the plans on tables which would be more practical.

**7. ADJOURNMENT**

There being no further business and no objections, the meeting was adjourned at 4:45 p.m.

Date Approved: \_\_\_\_\_

\_\_\_\_\_  
Chair/Committee Member